



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, October 14, 2016

HEARING OFFICER: ROB FITZROY

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. August 5, 2016 PDH DRAFT Minutes
4. August 19, 2016 PDH DRAFT Minutes
5. A request by **DAVID FRIEDBERG and LYNNE SCHMITZ** for a Minor Use Permit (DRC2015-00109) to allow for the demolition of one unoccupied single family dwelling and construction of a 9,100 square-foot (sf) general retail store and related site infrastructure, including associated parking, landscaping, lighting, and storm drainage. The proposed project is within the Commercial Retail land use category and is located at 972 K St., on the northeast corner of the intersection at 9th St., within the community of San Miguel. The site is within the Salinas River sub-area of the North County planning area. Also to be considered is the approval of the environmental determination. A mitigated negative declaration was issued on August 18, 2016.

County File Number: DRC2015-00109
Supervisory District: 1
Project Manager: Kate Shea

Assessor Parcel Number: 021-322-004
Date Accepted: April 25, 2016
Recommendation: Approval

6. A request by **PAMELA & RANDY BRINDLEY** for a Minor Use Permit/Coastal Development Permit (DRC2014-00155) to allow the construction of a 440 square foot second floor addition, a 250 square foot deck, and remodel of an existing single family residence; resulting in a 1,555 square foot two story single family residence. The project will result in site disturbance of the entire 2,640 square-foot parcel. The property is within the Residential Single Family land use category, within the Small Scale Design neighborhood, and is located at 51 Mannix Avenue, on the northeast corner of the intersection of Studio Drive and Mannix Avenue, in the community of Cayucos. The site is located in the Estero planning area. Also to be considered is the approval of the environmental document. The project is exempt under CEQA.

County File Number: DRC2014-00155
Supervisory District: 2
Project Manager: Schani Siong

Assessor Parcel Number: 064-443-017
Date Accepted: April 8, 2016
Recommendation: Approval

7. A request by **JOHN AND DAWN TURNER** for a Minor Use Permit (DRC2015-00140) to allow grading on slopes in excess of 20% for the construction of a 2,498 square foot, two-story, single family residence with a 675 square foot attached garage and approximately 563 square feet of deck area. The proposed project will result in the disturbance of approximately 5,084 square-feet of the 7,440 square foot vacant parcel. The proposed project is within the Residential Single Family land use category and is located at 2709 Santa Barbara Avenue, approximately 645 feet east of the Studio Drive and CA Highway 1 intersection, in the community of Cayucos. The site is in the Estero planning area. Also to be considered is approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

County File Number: DRC2015-00140
Supervisory District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 064-203-073
Date Accepted: August 9, 2016
Recommendation: Approval

8. A request by **DAN AND JUDE CLEMENT** for a Minor Use Permit/Coastal Development Permit (DRC2015-00119) to allow the following: conversion of an existing 416 square-foot garage to living space, an addition of 270 square feet of living area, a 500 square foot garage addition, a 228 square foot roof deck, and remodel of the existing residence. The proposed project will result in the permanent disturbance of 770 square-feet of the 10,000 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1261 Pasadena Drive, approximately 364 feet southwest of the Pasadena Drive and Santa Ysabel Avenue intersection, in the community of Los Osos. The site is in the Estero planning area. Also to be considered is approval of the environmental document. A Class 1 Categorical Exemption was issued for this project.

County File Number: DRC2015-00119
Supervisory District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 038-732-003
Date Accepted: August 9, 2016
Recommendation: Approval

9. A request by **CHAD AND LAUREN RAVA** for a Minor Use Permit (DRC2015-00148) to allow a wine production facility (maximum 10,000 cases of wine annually) and a public tasting room within two existing structures on an 80-acre site. The request includes a 9,928 square foot (sf) wine production facility in an existing 34,500 sf agriculture storage barn, an 830 sf tasting room to be located on the ground floor portion of an existing residence, and a 500 sf outdoor crush pad. The applicant is also requesting a modification to allow the wine production facility to be located

51 feet from the west side property line instead of 100 feet per ordinance requirement. The site was previously authorized for up to 25 Temporary Events per year (DRC2010-00086). The proposed project is within the Agriculture land use category and is located at 6785 Creston Road, approximately 4.5 miles east of the City of Paso Robles. The site is in the North County planning area of the El Pomar-Estrella sub area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2015-00148
Supervisory District: 5
Project Manager: Cindy Chambers

APN(s): 035-341-023 & 24
Date Accepted: July 29, 2016
Recommendation: Approval

HEARING ITEMS

10. A continued request by **FU-CHUAN TSAI (CHATHAM LANE, LLC)** for a Minor Use Permit / Coastal Development Permit (DRC2015-00130) to allow an existing 2,423 square-foot, 3-bedroom single family residence to be used as a residential vacation rental. The Minor Use Permit is requesting to modify the location standard for vacation rentals per Coastal Zone Land Use Ordinance Section 23.08.165(C)(1). The requested waiver would allow the proposed vacation rental to be located immediately adjacent to an existing vacation rental and within 50 feet of two other vacation rentals, which is closer than the location requirement allows for. The proposed project will result in no site disturbance on a 3,050 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 201 Chatham Lane, on the northeast corner of the Chatham Lane and Moonstone Beach Drive intersection, within the community of Cambria. The site is in the North Coast planning area. Also to be considered is approval of the environmental determination. The project is exempt under CEQA. This item was continued from August 19, 2016.

County File Number: DRC2015-00130
Supervisory District: 2
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 022-014-039
Date Accepted: July 1, 2016
Recommendation: Denial

11. A continued request by **GREENGATE FARMS SLO LLC and GREEN GATE FARMS EDNA VALLEY, LLC.** for a Minor Use Permit (DRC2012-00078) to allow Temporary Events on a 210 acre site. The Temporary Event program will include: 25 events with up to 500 people; 50 events with up to 300 people; and 50 activities with up to 200 people. Multiple Temporary Events may occur on a single day and the number of Temporary Events per year shall not exceed 125. The proposed project is located within the Agriculture land use category, on the east side of Edna Road (SR 227) at the intersection of Corbett Canyon Road. The project site is approximately 3.6 miles south of the City of San Luis Obispo in the South County planning area (San Luis Obispo Sub Area South). Also to be considered is the approval of the Mitigated Negative Declaration that was issued on July 28, 2016.

County File Number: DRC2012-00078
Supervisory District: 3
Project Manager: Holly Phipps

APN(s): 044-161-010, 044-161-009,
044-233-010
Date Accepted: March 4, 2016
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 10:30 AM

Next Scheduled Meeting: October 21, 2016, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.